184.0	0005	0007.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	738,800 / 738,800
					USE VALUE:	738,800 / 738,800
					ASSESSED:	738,800 / 738,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
141		DOW AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	NANGLO TSERING DAWA
Owner 2:	
Owner 3:	
Street 1:	141 DOW AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	NANGLO TSERING DAWA -
Owner 2:	CHANGSAR NIMA C -
Street 1:	141 DOW AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 7,622 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1954, having primarily Aluminum Exterior and 2459 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7622.000	284,700		454,100	738,800
Total Card	0.175	284,700		454,100	738,800
Total Parcel	0.175	284,700		454,100	738,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 300.45 | /Parcel: 300.4

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 123761

GIS Ref

GIS Ref

Insp Date 07/31/18

PREVIOUS ASSESSMENT

Parcel ID 184.0-0005-0007.0

!14306!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	284,700	0	7,622.	454,100	738,800	738,800	Year End Roll	12/18/2019
2019	101	FV	239,400	0	7,622.	454,100	693,500	693,500	Year End Roll	1/3/2019
2018	101	FV	239,400	0	7,622.	382,700	622,100	622,100	Year End Roll	12/20/2017
2017	101	FV	239,400	0	7,622.	350,300	589,700	589,700	Year End Roll	1/3/2017
2016	101	FV	239,400	0	7,622.	298,400	537,800	537,800	Year End	1/4/2016
2015	101	FV	224,900	0	7,622.	259,500	484,400	484,400	Year End Roll	12/11/2014
2014	101	FV	224,900	0	7,622.	240,000	464,900	464,900	Year End Roll	12/16/2013
2013	101	FV	224,900	0	7,622.	228,300	453,200	453,200		12/13/2012

PRINT

Date	Time
12/11/20	04:10:09

LAST REV

Date	Time
08/06/18	10:17:10

mmcmakin

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 14306

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
NANGLO TSERING	46623-52		12/7/2005	Family	150,000	No	No		
VARDARO FRANCIS	36821-75		10/25/2002		401,000	No	No		
VARDARO FRANCIS	34905-51		2/25/2002	Family	1	No	No		
VARDARO ALFRED/	22746-17		12/18/1992		1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/27/1995	674	Manual	2,500					REROOF

ACTIVITY INFORMATION

Date	Result	By	Name
7/31/2018	MEAS&NOTICE	CC	Chris C
11/25/2008	Measured	345	PATRIOT
1/16/2003	MLS	MM	Mary M
12/29/1999	Meas/Inspect	263	PATRIOT
12/1/1981		GP	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	123761
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7622		Sq. Ft.	Site		0	70.	0.85	7									454,064						454,100	

Total AC/HA: 0.17498 | Total SF/SM: 7622 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 454,064 | Spl Credit | Total: 454,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1954	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	14 - Asphalt Tile		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.18218446
Const Adj.:	0.99000001
Adj $ / SQ:	122.888
Other Features:	87000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	386771
Depreciation:	102108
Depreciated Total:	284664

COMMENTS

OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

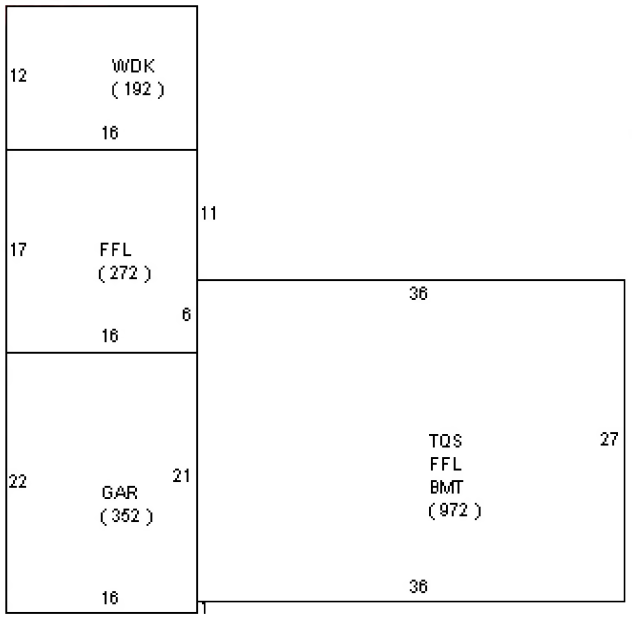
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	122.89
Special Features:	0	Val/Su Net:	81.60
Final Total:	284700	Val/Su SzAd	144.30

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,244	122.890	152,873
BMT	Basement	972	48.850	47,480
TQS	3/4 Story	729	122.890	89,585
GAR	Garage	352	21.880	7,702
WDK	Deck	192	11.100	2,130

Net Sketched Area:	3,489			Total:	299,770
Size Ad	1973	Gross Are	3732	FinArea	2459

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

184.0-0005-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X12	A	AV	1980	0.00	T	31.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	